

# State Level Environment Impact Assessment Authority, Rajasthan

4, Institutional Area, Jhalana Doongri, Jaipur-302004

Phone: 0141-2705633, 2711329 Ext. 361

No: FI(4)/SEIAA/SEAC-Raj/Seect/Project/ Cat 8(a).B2 (88)/ 08-09

Jaipur, Dated:

30 APR 2010

To,

M/s S. G. Infrastructure Pvt. Ltd.,  
2nd floor, 209-212  
Kamal Ratan Chambers, MI Road,  
Jaipur-302001

**Sub:** EC for proposed Project "City Square" Commercial Mall and Hotel at Tonk Road Jaipur.

Sir,

This has reference to your application dated 27.08.08 seeking environmental clearances for the above project under EIA Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, EIA, EMP and additional clarifications furnished in response to the observation of the State Level Expert Committee Rajasthan, in its meetings held on 30.6.09, 29/30.12.09 & 25/26.2.10.

## 2. Brief details of the Project:

- |                                  |   |
|----------------------------------|---|
| 1. Category:                     | "B"   |
| 2. Item No.(as in the Schedule): | 8 (a)   |
| 3. Purpose:                      | Commercial / Commercial Mall and Hotel  |
| 4. Location:                     | Khasra no.57, 57/163 and 57/165, village Manpur Dewri., Tonk Road, Jaipur.  |
| 5. Total area and Built Up area  | 8,658.92 M <sup>2</sup> and 34,084.11 M <sup>2</sup> respectively.  |
| 6. Maximum Building height:      | 30 meter (Two basements, One service floor, stilt and Ground +7 floors).  |
| 7. Landscape Area:               | 923.34 M <sup>2</sup> ; paved area: 4771.39 M <sup>2</sup> .  |
| 8. FAR: (i) Available/achieved:  | 1.75 i.e. 15,153.11 M <sup>2</sup> and 15,025.49 M <sup>2</sup> respectively.   |
| 9. (ii) Parking Needs:           | The area provided for parking: 11,175 M <sup>2</sup> (432 ECU).   |
| 10. Expected Cost:               | Rs. 35.00 Crores  |
| 11. Environment Management Plan: | Installation of STP, wastewater treatment unit for treating 60 KLD Water, Ground Water Recharge systems etc. have been proposed. Green belt on 923.34 M <sup>2</sup> area has also been proposed. A sum of Rs. 331.00 Lacs has been provided as capital cost for the EMP. |
| 12. Water Requirement & Source:  | 1 195 KLD. Source is ground water as well as municipal supply.<br>2 The water will be available at 150ft depth.<br>3 The Project is lying in a notified block as per the CGWA classification  |

3. The SEAC Rajasthan after due considerations of the relevant documents submitted by the project proponent and additional clarifications/documents furnished to it have recommended for Environmental Clearance with certain stipulations. The SEIAA Rajasthan after considering the proposal and recommendations of the SEAC Rajasthan hereby accord Environmental Clearance to the project as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

## PART A: SPECIFIC CONDITIONS

### I. CONSTRUCTION PHASE

- i. 100% construction has been done in violation of the EIA Notification, 2006. Any construction, whatsoever, shall not be allowed beyond the existing status. For any additional construction, the PP shall obtain mandatory prior environment clearance from the SEIAA, Rajasthan.

## II OPERATION PHASE

- i. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the RPCB, before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the RPCB.
- ii. For conservation of electricity and reduce energy losses the management should ensure that the electrical power is stepped down from 33 KVA to 11 KVA and distributed at this level and finally brought to 440 volts.
- iii. Rain Water harvesting for roof run-off and surface run-off, as plan submitted shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The RWH plan should as per GOI manual.
- iv. The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- v. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Rajasthan State Pollution Control Board.
- vi. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open space inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vii. The D. G. sets to be operated with stack height as per RPCB norms.
- viii. Incremental pollution loads on the ambient air quality noise and water quality should be periodically monitored after commissioning of the project.
- ix. Application of solar energy should be incorporated to illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
- x. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi. A Report on the energy conservation measures conforming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc. Quantify energy saving measures
- xii. Proper system of channelising excess storm water shall be provided.
- xiii. The power factor should be maintained near unity.
- xiv. As commitment, the PP shall allocate a sum of Rs. 50.00 Lakhs as initial investment for socio economic and CSR activities pertaining to education, health and/or habitat of the community and subsequently Rs. 15.00 Lakhs per year as recurring investment for addressing social issues in the adjoining area and report of the same to be made a part of social monitoring and Six monthly compliance reports should be submitted to RPCB.
- xv. Trees and shrubs of local species should be planted to allow habitat for birds with appropriate distance from the boundary.
- xvi. No puzzle parking shall be allowed.
- xvii. Re-cycled water to match standards for cooling water system.
- xviii. Adequate measures should be taken to prevent odour from solid waste, processing and STP.

## PART – B. GENERAL CONDITIONS

1. The environmental safeguards contained in Form I-A should be implemented in letter and spirit.
2. Six monthly monitoring reports should be submitted to Rajasthan and Rajasthan State Pollution Control Board.
3. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, should be given full cooperation facilities and documents/data by the PP during their inspection. A complete set of all the documents submitted to SEIAA, Rajasthan should be forwarded to the DoE, Rajasthan and Rajasthan State Pollution Control Board.
4. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.
5. The SEIAA/SEAC, Rajasthan reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act-1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
6. All the other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (protection) Act, 1972 etc. shall be obtained, as may be applicable, by PP from the competent authority.
7. The PP should ensure advertising in at least two local news papers widely circulated in the region, one of which shall be in vernacular language that, the project has been accorded environmental clearance and copies of the clearance letters are available with SEIAA, Rajasthan and the Rajasthan State Pollution Control Board and may also be seen on the website of the Board at www.rpcb.nic.in. The advertisement should be made within 7(seven) days from the date of issue of the environmental clearance and a copy should also be forwarded to the SEIAA, Rajasthan and Regional Office, Jaipur(S) of the Board.



8. These stipulations would also be enforced amongst the others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
9. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the proponent, if it was found that construction of the project has been started without obtaining environmental clearance.
10. Environment clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition(Civil) No. 460 of the year 2004 as may be applicable to this project.

Yours faithfully,

  
(Sankatha Prasad)  
Member Secretary  
SEIAA Rajasthan

**Copy to following for information and necessary action:**

1. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi. **The SEAC, Rajasthan has observed that 100% construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
2. Principal Secretary, Environment Department, Rajasthan, Jaipur. **The SEAC, Rajasthan has observed that 100% construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
3. Shri S.C. Derashri, Chairman, SEIAA Rajasthan, 90, Geejgarh Vihar, Hawa Sarak, Jaipur.
4. Shri R.S. Bhandari, Member, SEIAA Rajasthan, 2- Museum Road, Ram Niwas Bagh, Jaipur.
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur. **The SEAC, Rajasthan has observed that 100% construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
- ✓ 6. Secretary, SEAC Rajasthan.
7. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5<sup>th</sup> Floor, Sector 'H', Aliganj, Lucknow-226 020.
8. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

  
M.S. SEIAA (Rajasthan)